065.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	711,500 / 711,500
					USE VALUE:	711,500 / 711,500
					ASSESSED:	711,500 / 711,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ABUKHALAF IHSSAN & KERRY
Owner 2:	
Owner 3:	
Street 1:	10 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEALY CHRISTINE -
Owner 2:	-
Street 1:	10 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,272 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1882 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13272.000	196,100		515,400	711,500
Total Card	0.305	196,100		515,400	711,500
Total Parcel	0.305	196,100		515,400	711,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.06 | /Parcel: 378.0

Legal Description

User Acct 41528

GIS Ref

GIS Ref

Insp Date 10/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 065.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,000	0	13,272.	515,400	712,400	712,400	Year End Roll	12/18/2019
2019	101	FV	163,400	0	13,272.	478,600	642,000	642,000	Year End Roll	1/3/2019
2018	101	FV	163,400	0	13,272.	478,600	642,000	642,000	Year End Roll	12/20/2017
2017	101	FV	163,400	0	13,272.	419,700	583,100	583,100	Year End Roll	1/3/2017
2016	101	FV	163,400	0	13,272.	382,900	546,300	546,300	Year End	1/4/2016
2015	101	FV	218,800	0	13,272.	357,500	576,300	576,300	Year End Roll	12/11/2014
2014	101	FV	239,000	0	13,272.	338,100	577,100	577,100	Year End Roll	12/16/2013
2013	101	FV	239,000	0	13,272.	321,800	560,800	560,800		12/13/2012

!5589!

PRINT

Date	Time
12/10/20	20:27:22

LAST REV

Date	Time
10/10/19	18:51:29
apro	
5589	

USER DEFINED

Prior Id # 1:	41528
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEALY CHRISTINE	71979-580	1	12/7/2018		681,000	No	No		
STONE JENNIFER,	63823-228		6/27/2014		560,000	No	No		
DUNN ANDREW/MAR	45851-493		8/12/2005		489,000	No	No		
CLANCY HELEN R-	32755-421		4/27/2001		315,500	No	No		
	13963-316		5/9/1980			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2008	660	Siding	16,000			G9	GR FY09	
8/29/2007	757	Manual	9,660			G9	GR FY09	ext of existing de
8/29/2007	758	Redo Bat	18,500			G9	GR FY09	
8/2/2005	687	Porch	1,200			G7	GR FY07	REBUILD FOOTING, W
7/14/1997	397	Manual	3,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/20/2019	SQ Returned	JO	Jenny O
10/11/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	189	PATRIOT
1/8/2006	MLS	MM	Mary M
9/30/2001	MLS	MM	Mary M
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13272		Sq. Ft.	Site		0	70.	0.55	12					Topo	-10			515,444						515,400	

Total AC/HA:	0.30468	Total SF/SM:	13272	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	515,444	Spl Credit		Total:	515,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.83753997
Adj $ / SQ:	107.415
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	284136
Depreciation:	88082
Depreciated Total:	196054

COMMENTS

LEDGE ON PROPERTY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths: 1		HB					

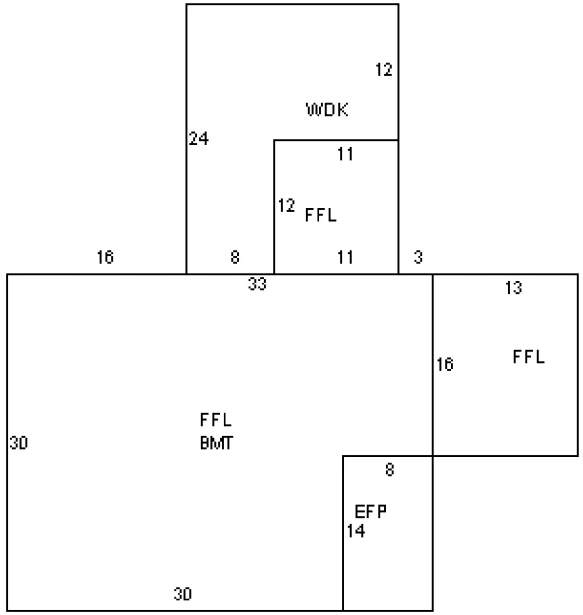
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	2	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,368	107.410	146,943
BMT	Basement	1,028	42.700	43,893
WDK	Deck	324	7.610	2,466
EFP	Enclos Porch	112	43.160	4,834
	Net Sketched Area:	2,832	Total:	198,136
Size Ad	1368	Gross Are	2832	FinArea 1882

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	107.41
Special Features:	0	Val/Su Net:	69.24
Final Total:	196100	Val/Su SzAd	143.35

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	